

**Subject: Zoning By-law Amendment – 3990 and 4000 Old Richmond Road, 572
 Moodie Drive**

File Number: ACS2025-PDB-PS-0047

**Report to Planning and Housing Committee on 18 June 2025
 and Council 25 June 2025**

**Submitted on June 9, 2025 by Derrick Moodie, Director, Planning Services,
 Planning, Development and Building Services**

**Contact Person: Colette Gorni, Planner II, Development Review West
 613-580-2424, ext. 21239, *Colette.Gorni@ottawa.ca***

Ward: College (8)

**Objet : Modification du Règlement de zonage – 3990 et 4000, chemin Old
 Richmond, 572, promenade Moodie**

Dossier : ACS2025-PDB-PS-0047

**Rapport au Comité de la planification et du logement
 le 18 juin 2025**

et au Conseil le 25 juin 2025

**Soumis le 9 juin 2025 par Derrick Moodie, Directeur, Services de la planification,
 Direction générale des services de la planification, de l'aménagement et du
 bâtiment**

**Personne ressource : Colette Gorni, Urbaniste II, Examen des demandes
 d'aménagement ouest**

613-580-2424, poste 21239, *Colette.Gorni@ottawa.ca*

Quartier : Collège (8)

REPORT RECOMMENDATIONS

That Planning and Housing Committee:

1. Recommend Council approve an amendment to Zoning By-law 2008-250 for 3990 Old Richmond Road and 572 Moodie Drive, as shown in Document 2, and 4000 Old Richmond Road, as shown in Document 3, to permit a three-storey apartment building and Planned Unit Development, as detailed in Document 4.
2. Approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of June 25, 2025" subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

Que le Comité de la planification et du logement :

1. Recommande au Conseil municipal d'approuver une modification du *Règlement de zonage* (n° 2008-250) concernant le 3990, chemin Old Richmond et le 572, promenade Moodie, comme l'indique le document 2, et concernant le 4000, chemin Old Richmond, comme l'indique le document 3, afin d'autoriser la construction d'un immeuble d'habitation de trois étages et d'un complexe immobilier, comme le précise le document 4.
2. Approuve l'inclusion de la section du présent rapport consacrée aux détails de la consultation en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau de la greffière municipale et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux "exigences d'explication" aux termes de la *Loi sur l'aménagement du territoire* », à la réunion du Conseil municipal du 25 juin 2025, à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of the Zoning By-law Amendment for 3990 and 4000 Old Richmond Road and 572 Moodie Drive to permit the development of a three-storey apartment building containing 49 units and to establish all parcels as one lot for zoning purposes.

On 4000 Old Richmond Road, the applicant has requested to reduce the minimum residential parking rate to 0.8 spaces per unit, establish minimum building setbacks, and obtain relief from special zoning requirements applied to lands zoned R4 in neighbourhoods within the Greenbelt related to minimum soft landscaping in a front yard, driveway regulations, and alternative building setbacks.

Provisions have also been included on all properties comprising the Jami Omar Mosque site to permit the creation of a Planned Unit Development (i.e., more than two residential use buildings one property) and to establish that they are considered one lot for zoning purposes, as the properties are under common ownership and have merged on title.

The proposal aligns with applicable Official Plan policies for Neighbourhoods within the Outer Urban Transect.

Applicable Policy

The following policies support this application:

- Low-rise residential buildings generally up to three storeys are permitted in this area as set out in Policy 4 of Section 6.3.1 (Neighbourhood Designation) and Policy 1 of Section 5.3.4 (Outer Urban Transect). The proposed development is a three-storey apartment building.
- Policy 6 of Section 4.6.6 (Urban Design) provides specific direction that low-rise building shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate, and integrate architecturally to complement the surrounding context. The massing and height of the proposed development reflects the abutting three-storey townhomes to the south; areas for soft landscaping are provided on portions of the site, a main entrance to the building is provided along Old Richmond Road.

Public Consultation/Input

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Approximately 24 comments were received through the development review process.

SYNTHÈSE ADMINISTRATIVE

Recommandation du personnel

Le personnel chargé de la planification recommande d'approuver la modification du *Règlement de zonage* concernant le 3990 et le 4000, chemin Old Richmond et le 572, promenade Moodie, afin d'autoriser la construction d'un immeuble d'habitation de trois étages abritant 49 logements et de définir toutes les parcelles comme un seul lot aux fins de zonage.

En ce qui concerne le 4000, chemin Old Richmond, le requérant a demandé la réduction du taux de stationnement résidentiel minimal à 0,8 place par unité, la définition de retraits minimaux du bâtiment et une dispense de remplir les exigences particulières de zonage applicables aux terrains de la zone R4 dans les quartiers situés à l'intérieur de la Ceinture de verdure, relatives à un paysagement végétalisé minimal dans la cour avant, aux règlements concernant les entrées de cour et aux retraits de substitution du bâtiment.

Des dispositions ont aussi été incluses visant tous les biens-fonds, dont l'emplacement de la mosquée Jami Omar, afin d'autoriser la construction d'un complexe immobilier (c.-à-d., plus de deux immeubles résidentiels sur un bien-fonds) et de les définir comme un seul lot aux fins de zonage, car les biens-fonds appartiennent au même propriétaire et ont été fusionnés sur le titre de propriété.

La proposition respecte les politiques du Plan officiel applicables aux quartiers situés à l'intérieur du transect du secteur urbain extérieur.

Politiques applicables

Les politiques suivantes appuient une telle application :

- Les immeubles résidentiels de faible hauteur, ne dépassant pas généralement trois étages, sont autorisés dans ce secteur, conformément à la politique 4 de la section 6.3.1 (Désignation de quartier) et à la politique 1 de la section 5.3.4 (Transect du secteur urbain extérieur). L'aménagement proposé est un immeuble d'habitation de trois étages.

- La politique 6 de la section 4.6.6 (Design urbain) donne une orientation particulière : la conception d'un immeuble de faible hauteur doit respecter le cadre et les politiques sur les transects, et prévoir des zones pour le paysagement végétalisé, des entrées principales de plain-pied, des porches avant ou des balcons, le cas échéant; le bâtiment doit s'intégrer architecturalement au cadre environnant et le compléter. Ici, en raison de sa volumétrie et de sa hauteur, l'aménagement proposé s'harmonise aux maisons en rangée de trois étages, adjacentes du côté sud. Cet aménagement prévoit aussi des zones pour le paysagement végétalisé sur des portions de l'emplacement et une entrée principale le long du chemin Old Richmond.

Consultation et commentaires du public

La publication de l'avis et la consultation publique se sont déroulées conformément à la Politique d'avis et de consultation publique approuvée par le Conseil municipal pour les modifications du *Règlement de zonage*. Environ 24 commentaires ont été recueillis au cours du processus d'examen du projet d'aménagement.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

3990 and 4000 Old Richmond Road; and 572 Moodie Drive

Owner

Jamiatul Muslemeen of Ottawa Carleton

Applicant

Susan D. Smith

Architect

Susan D. Smith Architecture

Description of site and surroundings

The subject site is comprised of three parcels – 3990 Old Richmond Road, 4000 Old Richmond Road, and 572 Moodie Drive – which forms an irregularly shaped site with a combined area of approximately 11,031 square metres and frontage on two streets. All

these properties are under common ownership and have merged on title. 3990 Richmond Road is currently occupied by the Jami Omar Mosque; a block of stacked dwellings is currently under construction on 572 Moodie Drive; and 4000 Old Richmond Road is a vacant rectangular parcel with an area of approximately 2,396 square metres. Shared surface parking is located throughout the site. Surrounding uses include low-density residential neighbourhoods to the north, south, west and east; Aubrey Moodie Park to the east; and the Greenbelt further south.

Summary of proposed development

The proposed development includes the construction of a three-storey apartment building with a total of 49 residential units on 4000 Old Richmond Road, minor modifications to the existing surface parking lot, and the addition of new pedestrian connections between the proposed apartment building and existing Mosque building. The unit mix of the proposed apartment building is 20 studios units, 26 one-bedroom units, and three two-bedroom units; seven of the total units will be barrier-free. A total of 47 vehicular parking spaces are proposed to serve the proposed apartment building, including 42 spaces in a parking garage and five surface parking spaces. Waste staging and collection will take place using the proposed driveway / truck turnaround area along Old Richmond Road; this turnaround will include a gate to limit access to garbage trucks only.

The three properties that comprise the overall Jami Omar Mosque site are being designed, developed, and managed, including site access and infrastructure servicing, as a unit by a single owner. The proposed apartment dwelling relies on the existing accesses at the Seyton Drive and Old Richmond Road intersection (located on 3990 Old Richmond Road) and along Moodie Drive (located on 572 Moodie Drive) to access the parking garage entrance located at the rear of the site. Further, a watermain connection required to serve the proposed development must cross through 3990 Old Richmond to connect to City infrastructure along Old Richmond Road. Conditions of approval identifying requirements for all affected landowners in the event of a future severance will be included through the associated Site Plan Control application (File No. D07-12-21-0234); however, a severance is not being contemplated at this time.

Summary of requested Zoning By-law amendment

The site is currently split-zoned: 3990 Old Richmond Road is zoned I1B[407] H(15) (Minor Institutional, Subzone B, Urban Exception 407, Maximum Height Limit of 15 metres), 572 Moodie Drive is zoned I1B[2869] (Minor Institutional, Subzone B, Urban Exception 2869), and 4000 Old Richmond Road is zoned R1FF (Residential First

Density, Subzone FF). The Minor Institutional zoning permits a range of institutional uses, including place of worship. Urban Exception 2869 permits stacked dwellings as an additional permitted use on the site and includes associated provisions. The R1FF zoning restricts the building form to detached dwellings.

The Zoning By-law Amendment seeks to rezone 4000 Old Richmond Road from R1FF to R4Z[XXXX] (Residential Fourth Density, Subzone Z, Urban Exception XXXX). The proposed site-specific zoning exception includes provisions addressing the following:

- Reduce the minimum parking requirements to 0.8 spaces per dwelling unit.
- Establish minimum yard setbacks.
- Establish a minimum bicycle parking space rate of one per dwelling unit.
- Provide relief from special zoning requirements applied to lands zoned R4 in neighbourhoods within the Greenbelt related to minimum soft landscaping in a front yard, driveway regulations, and alternative building setbacks.
- Provide relief from provisions related to Planned Unit Developments, and instead establish that 4000 Old Richmond Road is considered one lot for zoning purposes with other parcels comprising the overall Mosque site.

The Zoning By-law Amendment also seeks to amend the existing Urban Exceptions on 3990 Old Richmond Road and 572 Moodie Drive to include provisions addressing the following:

- Permit a Planned Unit Development, limited to the one low-rise apartment dwelling on 4000 Old Richmond Road and stacked dwelling on 572 Moodie Drive.
- Establish that all three properties comprising the Jami Omar site are considered one lot for zoning purposes.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

A total of 24 comments were received during the application review process. The comments were mainly concerned with parking, compatibility with surrounding neighbourhood, stormwater management, traffic, and parking.

For this proposal's consultation details, see Document 5 of this report.

Official Plan designation(s)

Pursuant to Schedule A and B3 of the Official Plan, the subject site is within the Outer Urban Transect and is designated Neighbourhood. Development in Neighbourhoods within the Outer Urban Transect is intended to be low-rise and, generally, up to three storey heights are permitted (Policy 2 of Section 5.3.1, Policy 1(c) of Section 5.3.4). New development in neighbourhoods should contribute toward the gradual evolution of these areas into 15-minute neighbourhoods, and a full range of residential low-rise built forms that meet or exceed the intensification and growth management goals established by the City of Ottawa should be provided (Policy 4(a) of Section 6.3.1, Section 2.2.1, Section 3.2).

Residential growth is directed to the existing built-up urban area where existing municipal infrastructure is available (Section 2.2.1, Section 3.2). This intensification of residential land uses shall be done in a manner that responds to the surrounding context and transect area policies. Low-rise buildings shall also include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate (Section 4.6.6).

The City will also take a more deliberate approach to the allocation of space for automobiles and prioritize the role of public transit and active transportation in order to support the continued development of healthy, complete neighbourhoods that facilitate the ability of more households to live car-light and car-free lifestyles. The City will also aim to gradually reduce the total land area in the city consumed to provide surface parking (Section 4.1).

Other applicable policies and guidelines

The Urban Design Guidelines for Low-rise Infill Housing are a tool to help achieve the Official Plan's goals in the areas of design and intensification and they help implement Official Plan policies with respect to the review of development applications for infill development.

Planning rationale

4000 Old Richmond Road

Staff have no concerns with the proposed three-storey apartment building. 4000 Old Richmond Road is located within the Neighbourhood designation, which permits a full range of low-rise residential built forms (Policy 4 of Section 6.3.1). Within the Outer Urban Transect, neighbourhoods shall develop in a manner that accommodates residential growth and generally provides for up to three storey height permission (Policy 1 of Section 5.3.4).

The proposed Zoning By-law Amendment will include provisions in the site-specific zoning exception that establish setbacks for the proposed development. Where abutting lands also forming part of the Mosque property and are zoned institutional, the minimum required setbacks are 2.5 metres abutting 572 Moodie, and 1.5 metres abutting 3990 Old Richmond Road. Staff have no concerns as these provisions reflect the integrated nature of the overall Mosque site. A larger minimum six-metre interior side yard setback is required where the site abuts lands zoned residential. This provision has been included to ensure an appropriate transition between the proposed apartment dwelling to the existing low-rise residential development to the south (Policy 6 of Section 4.6.6). The southern property line abuts the rear yards of 13 townhomes located along Sanibel Private, which are zoned R4Z (Residential Fourth Density). The six-metre setback reflects the minimum required rear yard for townhomes in the R4Z subzone. Relief is also being provided from the provisions related to alternative yard setbacks affecting low-rise residential development in the R1 to R4 Zones within the Greenbelt in the Zoning By-law (Section 144), as the minimum interior side yard and rear yard setbacks have been established through the site-specific zoning exception; a three-metre front yard setback in the R4Z subzone will continue to apply.

The proposed development also requires relief from the provisions affecting low-rise residential development in all neighbourhoods within the Greenbelt that are contained within Section 139 of the Zoning By-law. The applicable provisions in this section speak to minimum front yard soft landscaping requirements and driveway regulations.

Although the proposed apartment building is utilizing the existing site accesses along Old Richmond Road and Moodie Drive for residents and visitors to reach the parking garage entrance, a separate garbage staging / pick-up area has been proposed along Richmond Road to avoid having heavy vehicles, such as garbage trucks, enter the Mosque site and negatively impact the activities taking place. Due to the site's location along an arterial road, Transportation staff had safety concerns with a garbage truck

pulling over along Old Richmond Road to pick-up waste as there are higher speed limits in the area and drivers are likely not expecting to encounter a stalled vehicle, as they may be in a more urban context. As a result, a truck turnaround was required on site to permit garbage pick-up along Old Richmond Road. However, this requirement also impacted the proposed development's ability to meet the soft landscaping and driveway width requirements in Section 139, as the turnaround is sized to accommodate a heavy truck and necessitated hard landscaping between the front façade of the building and Old Richmond Road to allow for safe truck turning movements. Staff have concerns with the impacts of the truck turnaround on the public realm along Old Richmond Road and the potential to create an undesired front yard parking issue (Policy 10 and 11 of Section 4.1.4), while also acknowledging the concerns of the proponent as it relates to the unique needs of the institutional lands by which all other vehicular access is taking place. Concerns related to design and impact of the truck turnaround will continue to be addressed through the associated Site Plan Control application (File No. D07-12-21-0234). It is staff's opinion that it is appropriate to provide relief from these provisions to enable flexibility in finding a solution to these concerns that balance the goals identified in the City's Official Plan and the operational and safety requirements of the overall Mosque site.

The minimum required parking rate is being reduced to 0.8 spaces per dwelling unit; visitor parking requirements remain in effect. Staff have no concerns as the requested parking rate reflects the unique operational requirements of the proposed apartment dwelling in the context of the larger Mosque site. Further, the proposed development supports the shift toward sustainable modes of transportation through the inclusion of one bicycle parking space per unit, whereas the Zoning By-law only requires 0.5 spaces per unit (Policy 8 of Section 4.1.4).

One Lot for Zoning Purposes

The three properties that comprise the overall Jami Omar Mosque site – 4000 Old Richmond Road, 3390 Old Richmond Road, 572 Moodie Drive – are all under the same ownership and have merged on title under the *Planning Act*. Therefore, they should be treated as one parcel for the purposes of the applying zoning. Provisions have been included in the proposed zoning for all parcels to formally establish that the overall Mosque site is considered one lot for zoning purposes.

The introduction of the proposed apartment dwelling on the site in addition to the stacked dwelling being constructed on 572 Moodie Drive creates a Planned Unit Development (PUD), as there would be two residential use buildings on the same lot.

To address the creation of the PUD, “Planned Unit Development” has been added as a permitted use on the two properties zoned Minor Institutional (3990 Old Richmond Road and 572 Moodie Drive). Relief has also been provided from provisions in Section 131 of the Zoning By-law related to PUDs. It is staff’s opinion that it is more appropriate to treat the site as one lot for zoning purposes rather than a Planned Unit Development as there are non-residential uses also present on the site (i.e., Jami Omar Mosque), the site is being designed, developed and managed, including site access and infrastructure servicing, as a unit by a single owner, and has a common parking area.

Provincial Planning Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

RURAL IMPLICATIONS

There are no rural implications associated with the report.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Laine Johnson has provided the following comments:

“The Councillor is supportive of this project.”

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposed development will be required to meet the accessibility requirements contained within the Ontario Building Code. A total of seven barrier-free apartment units

will be provided in the proposed development.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that has affordable housing and is more liveable for all.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-21-0163) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of issues associated with site and infrastructure design.

SUPPORTING DOCUMENTATION

Document 1 Location Map (Overall Site)

Document 2 Location Map (3990 Old Richmond Road and 572 Moodie Drive Only)

Document 3 Zoning Key Plan (4000 Old Richmond Road Only)

Document 4 Details of Recommended Zoning

Document 5 Consultation Details

Document 6 Site Plan

Document 7 Rendering

CONCLUSION

The Planning, Development and Building Services Department supports the proposed Zoning By-law Amendment. The proposed development is consistent with the applicable policies of the Official Plan, which directs that Neighbourhoods located in the Outer Urban Transect shall accommodate residential growth and allow for a wide variety of housing types in a context-sensitive manner. The proposed development represents good planning.

DISPOSITION

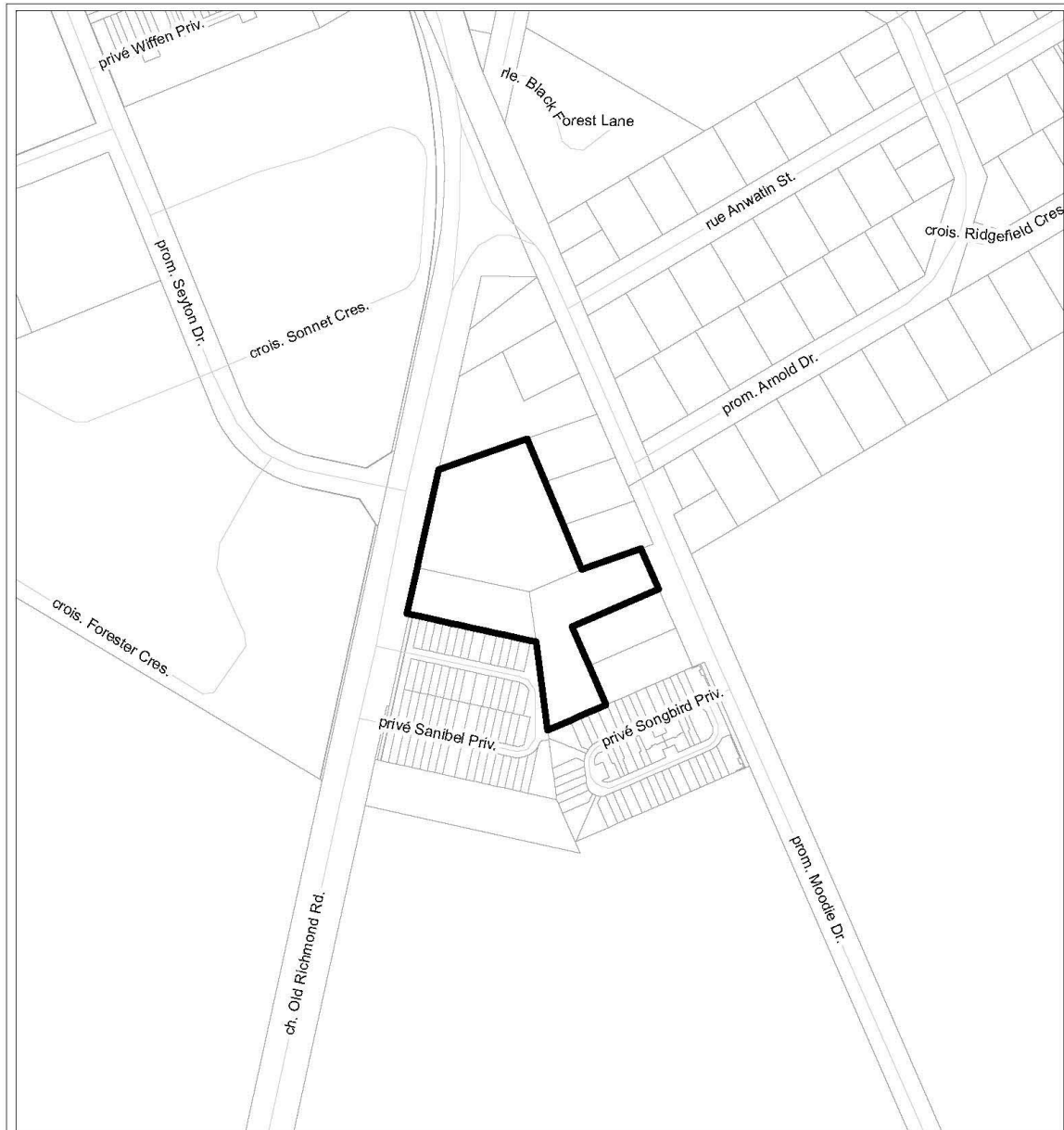
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map (Overall Site)



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REVISION / RÉVISION - 2022 / 03 / 02

LOCATION MAP / PLAN DE LOCALISATION
ZONING KEY PLAN / SCHÉMA DE ZONAGE
SITE PLAN / PLAN DE EMPLACEMENT



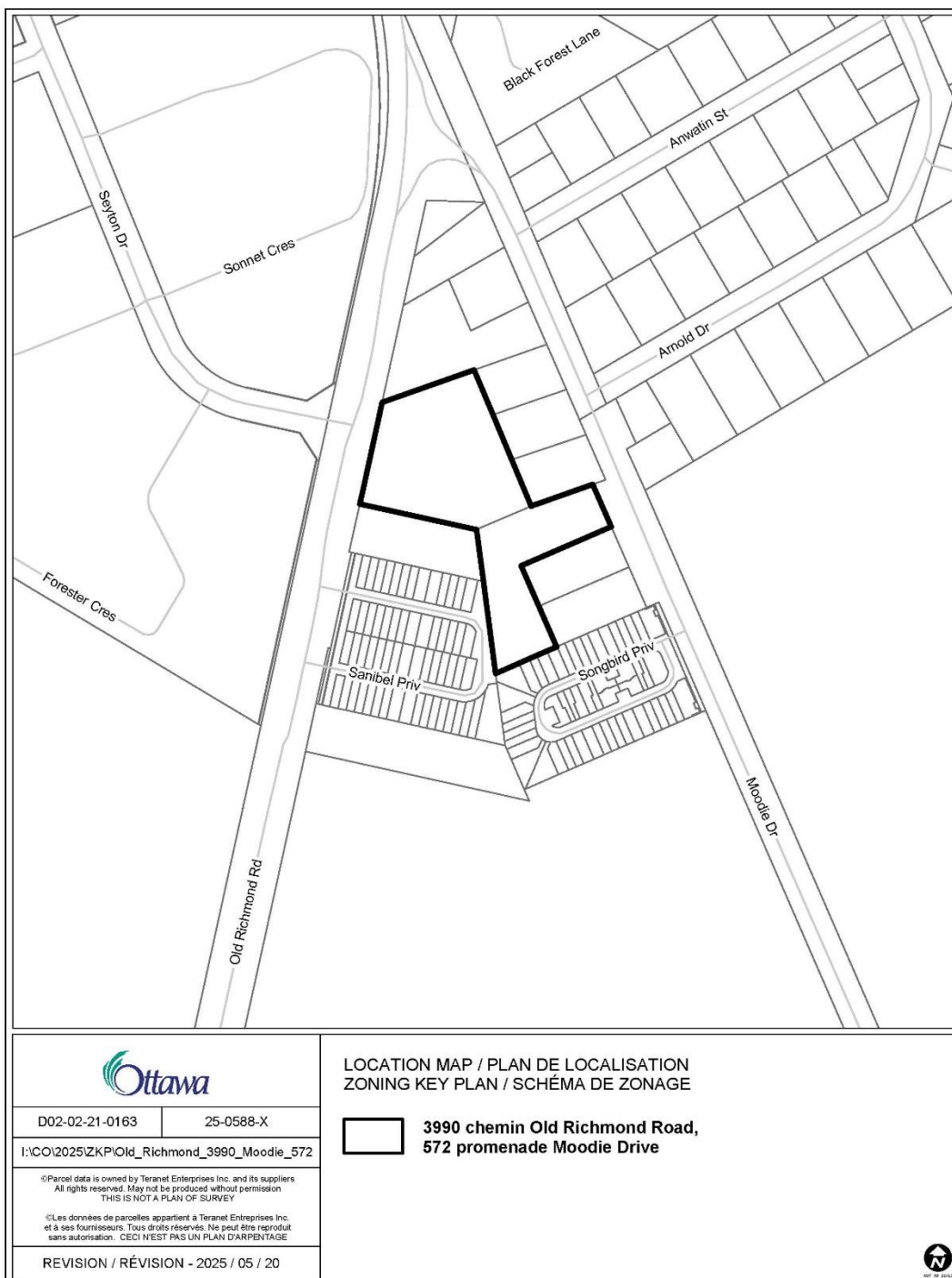
**3990 and / et 4000 chemin Old Richmond
Road and / et 572 promenade Moodie
Drive**



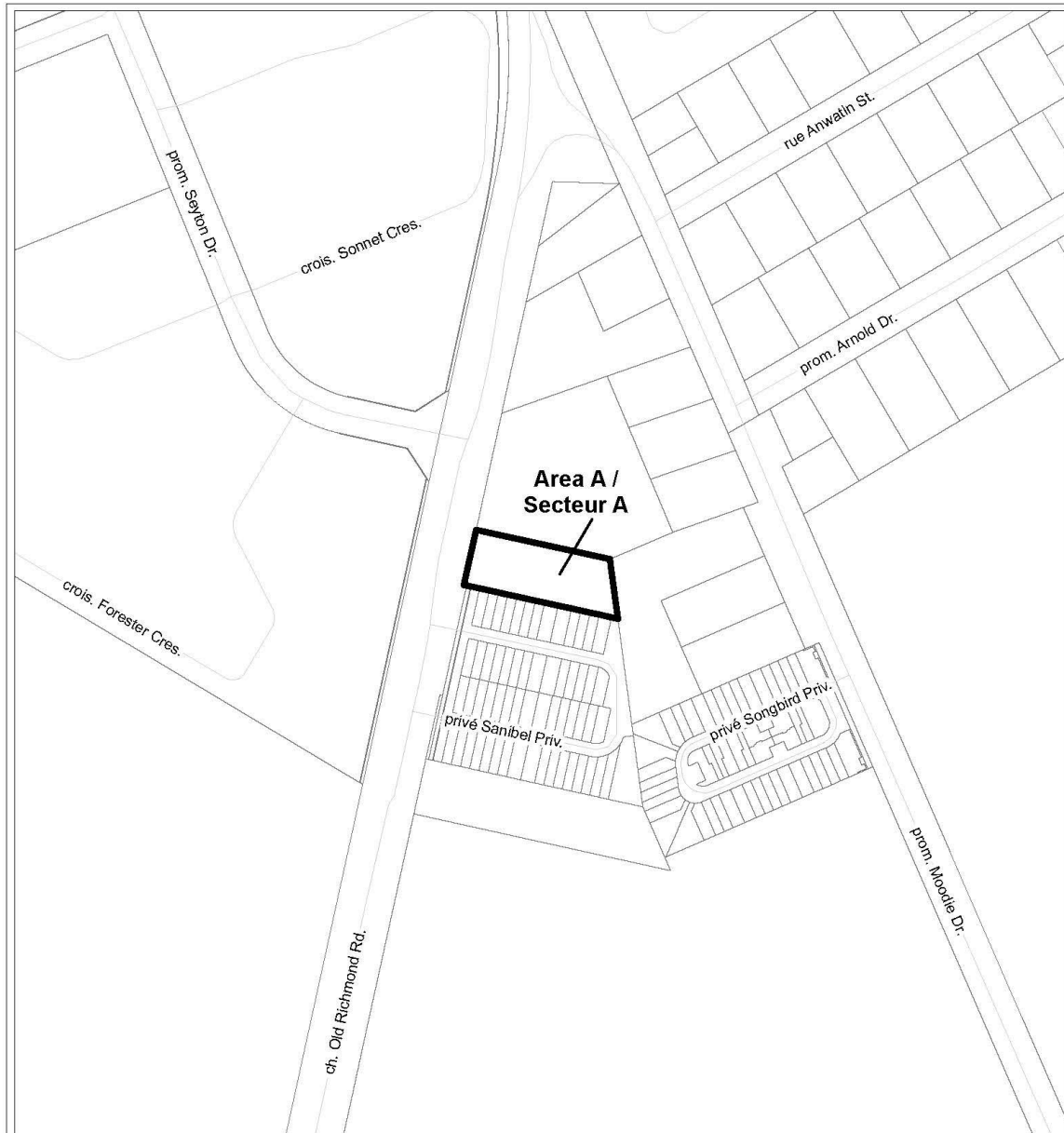
NOT TO SCALE

Document 2 – Location Map (3990 Old Richmond Road and 572 Moodie Drive Only)

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.ca)



Document 3 – Zoning Key Plan (4000 Old Richmond Road Only)



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LOCATION MAP / PLAN DE LOCALISATION
ZONING KEY PLAN / SCHÉMA DE ZONAGE
SITE PLAN / PLAN D'EMPLACEMENT

4000 ch. Old Richmond Road



Area A to be rezoned from R1FF to R4Z[XXXX]
Le zonage du secteur A sera modifié de R1FF à R4Z[XXXX]



Document 4 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 4000 Old Richmond Road:

1. Rezone the lands as shown in Documents 2 and 3.
2. Add a new exception xxxx to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In Column I, Exception Number, add the text “xxxx”
 - b. In Column II, Applicable Zones add the text, “R4Z[xxxx]”
 - c. In Column V, Provisions, add the text:
 - For the purposes of applying zoning, the lot line abutting Old Richmond Road is considered the front lot line.
 - The site is considered one lot for zoning purposes with abutting lands zoned “I1B[407] H(15)” and “I1B[2869]”.
 - Minimum required parking for an apartment dwelling, low rise: 0.8 spaces per dwelling unit.
 - Minimum setback from lands zoned I1B[2869]: 2.5 metres
 - Minimum setback from lands zoned I1B[407] H(15): 1.5 metres
 - Minimum setback from lands zoned R4Z[1652]: 6 metres
 - Despite Table 111A, the minimum bicycle parking space rate for an apartment dwelling, low-rise is one per dwelling unit.
 - Section 139 does not apply.
 - Section 144 does not apply.
 - Section 131 does not apply.
 - A Planned Unit Development is limited to one low-rise apartment dwelling and one stacked dwelling.
3. Amend Exception [407] of Section 239 – Urban Exceptions of By-law 2008-250 with provisions similar in effect to the following:
 - a. In Column III, Additional Permitted Uses, add the text:

- “Planned Unit Development”
- b. Column V, Provisions, add the text:
- The site is considered one lot for zoning purposes with abutting lands zoned R4Z[xxxx] and I1B[2869].
 - A Planned Unit Development is limited to one low-rise apartment dwelling and one stacked dwelling.
 - Section 131 does not apply.
4. Amend Exception [2869] of Section 239 – Urban Exceptions of By-law 2008-250 with provisions similar in effect to the following:
- a. In Column III, Additional Permitted Uses, add the text:
- “Planned Unit Development”
- b. Column V, Provisions, add the text:
- The site is considered one lot for zoning purposes with abutting lands zoned I1B[407] H(15) and R4Z[xxxx].
 - A Planned Unit Development is limited to one low-rise apartment dwelling and one stacked dwelling.
 - Section 131 does not apply.

Document 5 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

The original circulation of the application also included the abutting property at 572 Moodie Drive where a stacked dwelling containing six units was proposed. However, the rezoning for 572 Moodie Drive was brought forward in advance of the rezoning for 4000 Old Richmond Road, as the proposed stacked dwellings are no longer subject to Site Plan Control following legislative changes resulting from Bill 23. As such, the applicant requested to move forward with the rezoning of 572 Moodie Drive in advance of the subject site of this application, 4000 Old Richmond Road, to proceed with construction of the stacked dwellings while issue resolution continued for the portion of the development still subject to Site Plan Control. Therefore, comments provided by the public included feedback pertaining to both the proposed developments at 572 Moodie Drive, as well as the subject development at 4000 Old Richmond Road. Public comments related to the proposed stacked dwellings on 572 Moodie were addressed in the associated staff report (see Document 4 in Report ACS2023-PRE-PS-0059). Below is a summary of the public comments provided that pertain to the proposed development at 4000 Old Richmond Road.

Public Comments and Responses

Comment:

Concerns with the four-storey building height of the proposed apartment building. This is out of character with the surrounding low-rise development.

Response

The building height has been lowered to three storeys. The abutting townhomes along Seyton Drive are also three storeys.

Comment:

Concerns that the height and massing of the proposed apartment building will limit the ability of abutting homeowners to enjoy their properties due to loss of views, sunlight, and privacy.

Response:

Staff have no concerns with the proposed building height and massing as it is the same height and of similar massing to the row of townhouses along Seyton Drive. Also, a six-metre interior side yard setback has been included in the Zoning By-law Amendment to reflect the rear yard setback of the townhomes.

Comment:

Concerns with the loss of open space.

Response:

The subject site is private property and is not considered public open space.

Comment:

Supportive of affordable housing but concerns that the units will not be made available to the larger community.

Response:

Future tenants of the proposed affordable units are outside the scope of the subject rezoning application.

Comments:

Concerns that transit in the area is not sufficient to support the development.

Response:

Acknowledged. There is regular bus service along Old Richmond Road.

Comment:

Concerns with additional traffic being generated by the proposed development and the ability of existing infrastructure to support additional vehicles on the roads.

Response:

The number of new trips being generated by the proposed development is not anticipated to significantly impact traffic in the area.

Comment:

There is an existing parking issue on the Mosque site resulting in overflow parking on to neighbouring streets. Concerns that the proposed development will exacerbate the problem.

Response:

The proposed development includes 47 new parking spaces to serve residents and visitors. The overall changes to the mosque parking lot are to be reviewed and resolved through the associated Site Plan Control application (File No. D07-12-21- 0234).

Comment:

Concerns with the increased density.

Response:

Staff have no concerns as the Official Plan directs that the proposed built form is appropriate in this area, and further that residential growth shall be directed to existing built-up urban areas to meet growth management targets.

Comment:

Concerns about the capacity of existing water and wastewater infrastructure in the surrounding area.

Response:

Staff have reviewed the provided Adequacy of Services report and site servicing plan and are satisfied that there is available capacity in existing water and wastewater infrastructure along Old Richmond Road to accommodate the proposed development.

Comment:

Concerns about negative impact to property values in the surrounding area

Response:

There is no evidence to suggest that development applications and new construction adversely impact property values of the surrounding area.

Comment:

Concerns about potential negative impact to the Greenbelt lands to the south.

Response:

Staff do not anticipate the proposed development to cause any negative impact to the Greenbelt lands to the south.

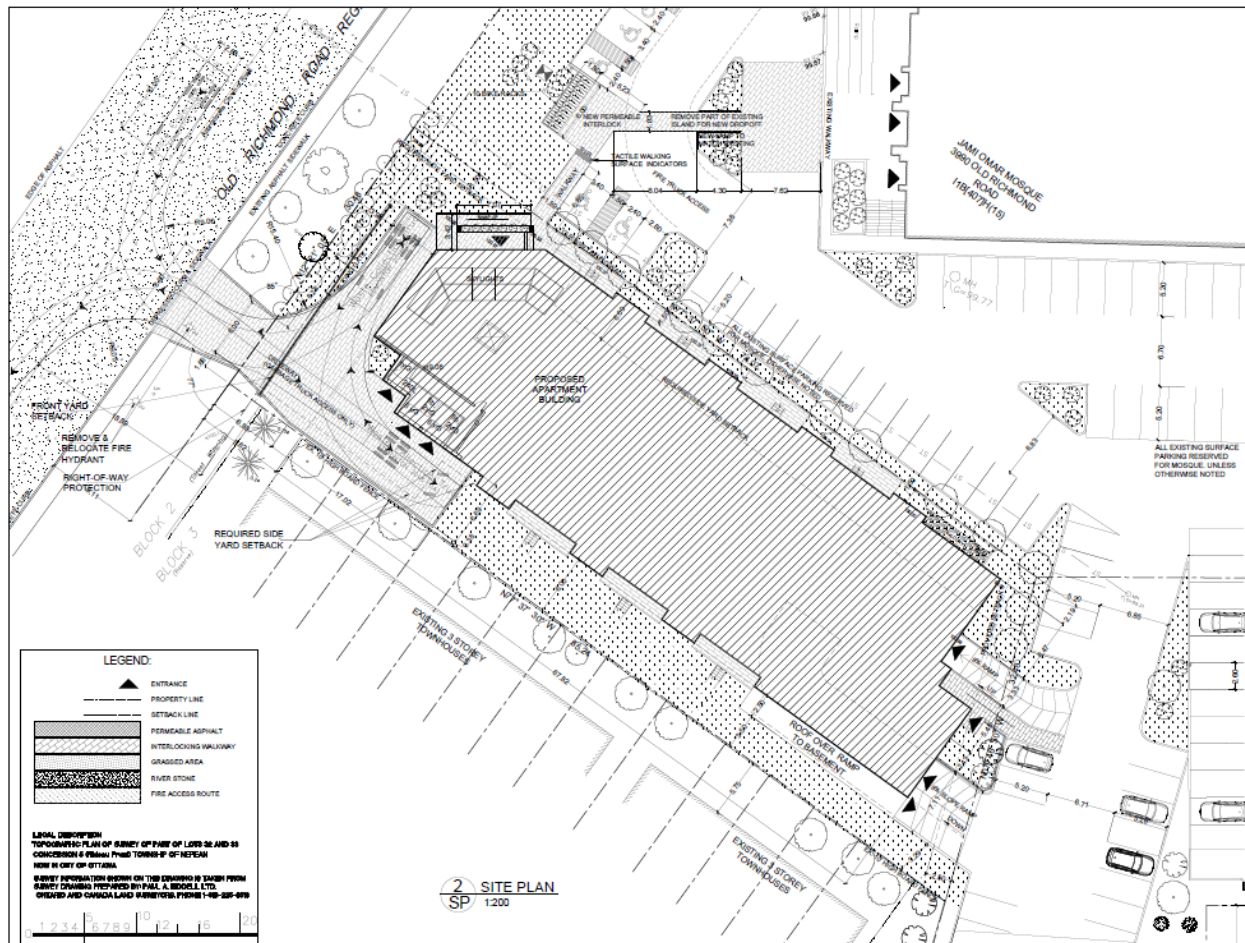
Comment:

Concerns about blasting.

Response:

Blasting is not anticipated for the proposed development.

Document 6 – Site Plan



Document 7 – Rendering

